

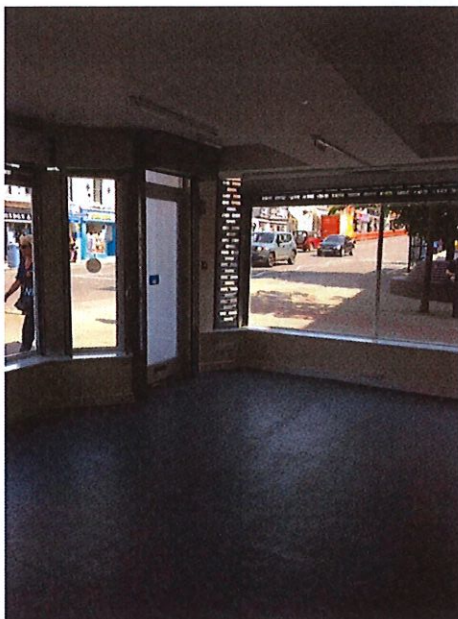
TO LET

GROUND FLOOR LOCK-UP RETAIL UNIT

**40A MARKET STREET
ASHBY DE LA ZOUCH
LEICESTERSHIRE
LE65 1AN**



- Prominent town centre position with frontage to Market Street and return frontage
- Fully refurbished to a high standard
- Approx 25 sqm (270 sqft)
- Offers over £12,000 per annum exclusive



Chartered Surveyors, Valuers and Commercial Property Consultants

Sturgis Snow and Astill for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract; (ii) no person in the employment of Sturgis Snow and Astill has any authority to make or give any representation of warranty whatsoever in relation to this property.

Sturgis Snow & Astill LLP

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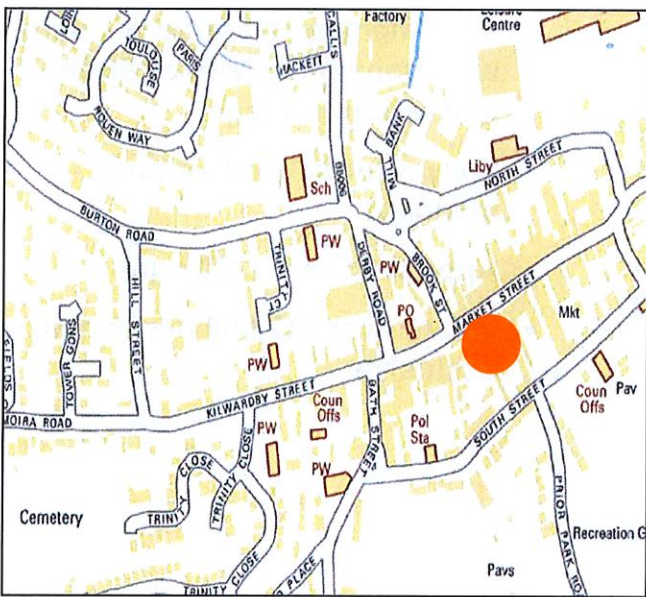
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SITUATION

Market Street, Ashby comprises the retail centre of this affluent market town located just between Junctions 12 and 13 of the A42 to the north of the start of the M42 at Junction 11. It is approximately 19 miles to the north-west of Leicester and 29 miles to the north-east of Birmingham.

The town has a population of approximately 13,000 but supports a much wider catchment area.



DESCRIPTION

This prominently located and highly visible lock-up retail unit has recently been refurbished to a high standard and is offered in a shell condition for fitting out by a new occupier. It benefits from a newly installed w/c with wash handbasin.

Frontage to Market Street	6.10m (20ft)
Return frontage	4.35m (14ft 3in)
Net sales approx.	25 sqm (270 sqft)

TENURE

The premises are offered to let on an effectively fully repairing and insuring lease for a term of years to be agreed.

RATES

Rateable Value: £10,750

SERVICES

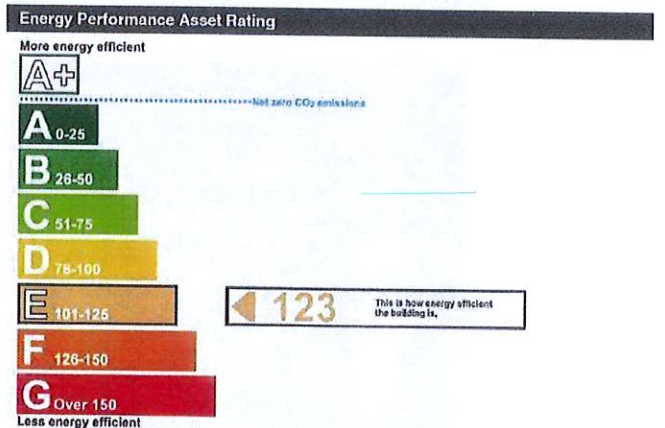
The premises are connected to mains electricity and drainage.

RENT

Offers over £12,000 per annum exclusive plus VAT are invited.



ENERGY PERFORMANCE CERTIFICATE



LEGAL COSTS

Each party to bear its own legal costs.

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LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VIEWING

Strictly by arrangement with Sturgis Snow and Astill LLP

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Subject to contract

Reference: DGS

Money Laundering

Sturgis Snow and Astill LLP is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation for the purposes of combatting money laundering and terrorist financing. The firm conducts due diligence on behalf of its clients at the beginning of the business relationship and risk assessment is monitored thereafter on an ongoing basis for all transactions. In order to do this we will request identification and carry out an electronic check (which does not leave a footprint). Sturgis Snow and Astill LLP staff are trained in how to comply with the legislation and we may refuse to act if we have concerns.

Health and Safety

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting the premises.

Property Misdescriptions Act

All statements in the attached particulars are believed to be correct but their accuracy is not guaranteed, nor do they form part of any Contract or Warranty. Unless specified to the contrary, interested parties should note the following

All dimensions, distances and floor areas are approximate and are given for guidance purposes only.

Information on Tenancies and Tenure has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by their Solicitors.

Information on Rating Assessments and Town & Country Planning matters has been obtained by verbal enquiry only from the relevant Local Authority. Prospective Purchasers/Lessees are recommended to obtain written confirmation prior to entering into any commitment to Purchase/Lease.

All information on the availability of mains services is based upon information supplied to us by the Vendor/Lessor. All statements regarding service installations including apparatus and fixtures and fittings do not warrant the condition or serviceability of the items referred to as no test have been carried out prior to acquisition. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.

All prices and rents are quoted exclusive of Value Added Tax unless expressly stated to the contrary.

